

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: October 20, 2005

ITEM NO. _____

CASE NUMBER/ PROJECT NAME	67-DR-2004#2 Shops B @ Centennial Marketplace		
LOCATION	14140 N. 100th Street (NWC of 100th Street & Frank Lloyd Wright Boulevard)		
REQUEST	Request approval of a site plan and elevations for a new retail building in the Centennial Marketplace commercial center.		
OWNER	FLW / 100 LLC 480-502-9720	ENGINEER	Hunter Engineering 480-991-3986
ARCHITECT/ DESIGNER	Butler Design Group 602-957-1800	APPLICANT/ COORDINATOR	Rick Butler Butler Design Group LLC 480-991-3986

BACKGROUND **Zoning.**
This site is part of a commercial center zoned Planned Community District Planned Neighborhood Center (PCD PNC), which allows offices, services, and retail sales to meet the daily needs of the surrounding neighborhood.

Context.
The Centennial Marketplace commercial center is currently under construction at the northwest corner of Frank Lloyd Wright Boulevard and 100th Street. The subject pad is located at the southwest corner of the center and has frontage on Frank Lloyd Wright Boulevard. Single-family homes are under construction to the west. This pad was previously approved for a bank, but the approved bank relocated to the southeast corner of the center in the same configuration as a previously approved drugstore.

Adjacent Uses:

- North: Single-family homes, R-4 PCD zoning.
- South: Commercial center, C-3 PCD zoning.
- East: Bank under construction, PCD PNC zoning.
- West: Single-family homes, R1-10 zoning.

APPLICANT'S PROPOSAL **Applicant's Request.**
This is a request for approval of a site plan and building elevations for a new commercial building on an existing pad in a commercial center that is currently under construction.

Development Information:

- Existing Use: Vacant (commercial center under construction)
- Proposed Use: Commercial/retail building

Scottsdale Development Review Board Report
Case No. 67-DR-2004#2

- Parcel Size: 7.79 Acres
- Building Size: 9,620 Square feet (52,529 square feet commercial enter)
- Building Height Allowed: 30 Feet
- Building Height Proposed: 30 Feet
- Parking Required: 289 Spaces
- Parking Proposed: 311 Spaces
- Open Space Required: 69,905 Square feet
- Open Space Proposed: 82,485 Square feet
- FAR: 0.15

DISCUSSION

No change of access to the commercial center is proposed from the original approved site plan. The proposed building orients toward the rest of the commercial center, with patio opportunities on the east side of the building tying into pedestrian connections to the center. A covered drive-through window is proposed on the south side of the building with a drive-through lane wrapping the north and west sides of the building.

Consistent with the rezoning approval, a minimum 40-foot landscaped setback will be provided between the new building pad and the single-family residential district to the west. A 32-foot landscaped setback will be provided along Frank Lloyd Wright Boulevard. Also consistent with the rezoning approval, the building ranges in height from 21 feet on the west side to 29.5 feet on the east side, with a 36-foot architectural tower on the east side.

The proposed building matches the architectural style, colors, and materials for the rest of the center. The materials and colors proposed for the building are stucco painted a variety of earth-tone colors, brown concrete tile roofs, and concrete blocks with integral pebbles and burnished faces. Landscaping will also be consistent with the approved center, and includes Palo Verde, Blue Palo Verde, and Sissoo trees.

Letters from surrounding neighbors have been submitted indicating support of this project and that the construction should be concurrent with the rest of the center.

STAFF
RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

**Scottsdale Development Review Board Report
Case No. 67-DR-2004#2**

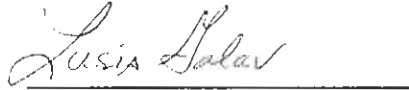
STAFF CONTACT(S)

Tim Curtis, AICP
Project Coordination Manager
Phone: 480-312-4210
E-mail: tcurtis@ScottsdaleAZ.gov

APPROVED BY



Tim Curtis, AICP
Report Author



Lusia Galav, AICP
Interim Current Planning Director
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Enlarged Site Plan
6. Landscape Plan
7. Elevations
8. Neighborhood Support Letters
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

SHOPS “B”
Centennial Marketplace
100th Street & Frank Lloyd Wright

Developed by: Byxbee Development
Architect: Butler Design Group, Inc.

Centennial Marketplace is located at the Northwest corner of 100th Street and Frank Lloyd Wright Boulevard in Scottsdale, Arizona. The site is zoned PNC (Planned Neighborhood Center) for the development of a small retail/commercial-service center. The first phase is currently under construction consisting of three shops buildings totaling 38,647 s.f. and a 4,262 s.f. Bank One branch. This project will consist of a 9,620 s.f. freestanding retail shops building, which is located on the southwest corner of the parcel. Most of the site-work improvements, including landscaping, have been previously approved and are also under construction.

The Building design will match the other buildings and consist of a desert-sensitive palette of colors and materials including rough and smooth surfaced masonry, natural stone, stucco and metal accents. Detailing will pay respects to Wright inspired prairie school forms such as extended overhangs, clerestory fenestration, layered wall surfaces and articulated piers. Building colors will be in sync with the desert environment, deriving tones from the earth and native plants. Hardscape materials, seating areas and planters will be designed in unison with the architectural theme to create a seamless connection between buildings and landscape.

67-DR-2004#2
08/30/05



Shops B @ Centennial Marketplace

67-DR-2004#2

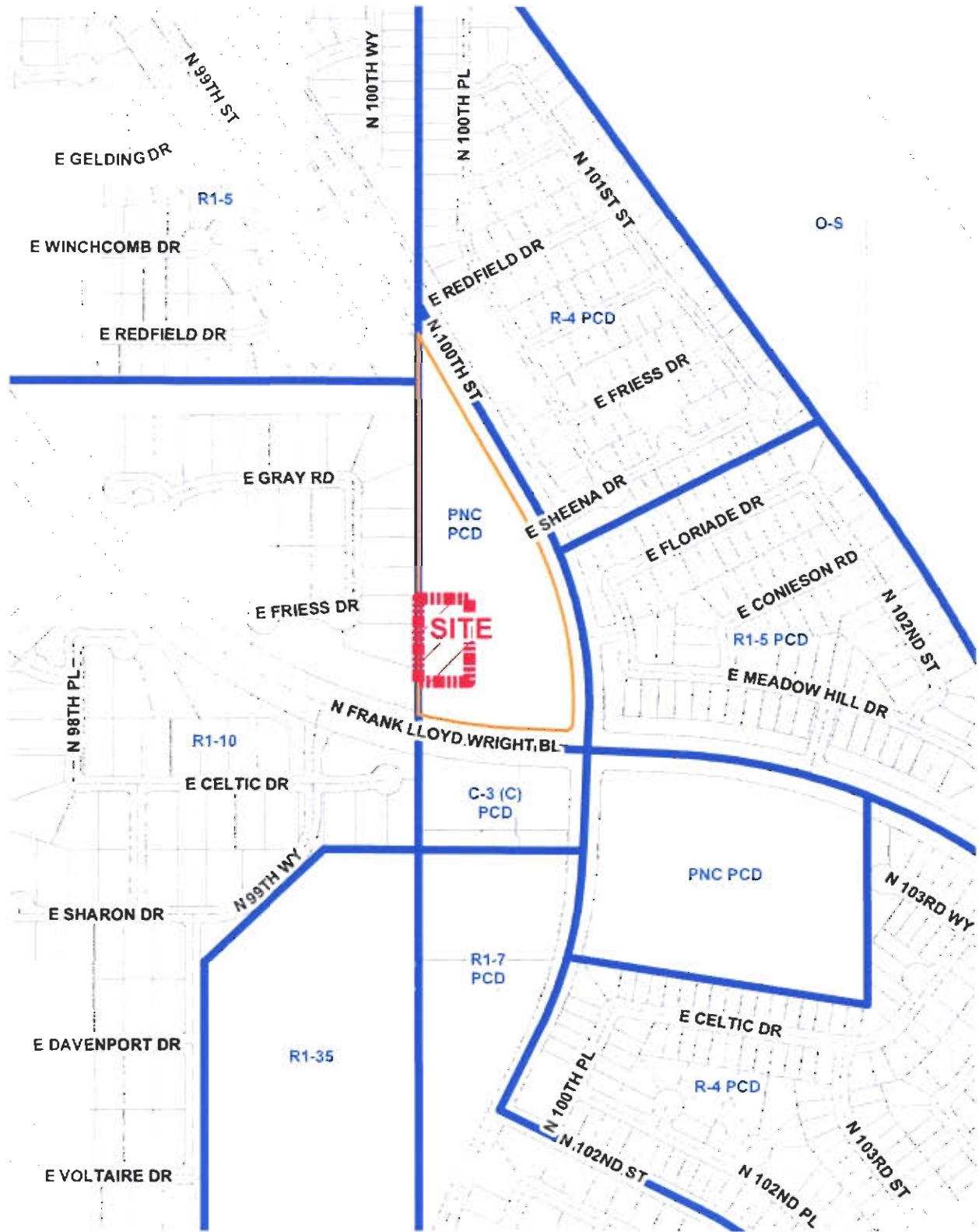
ATTACHMENT #2



Shops B @ Centennial Marketplace

67-DR-2004#2

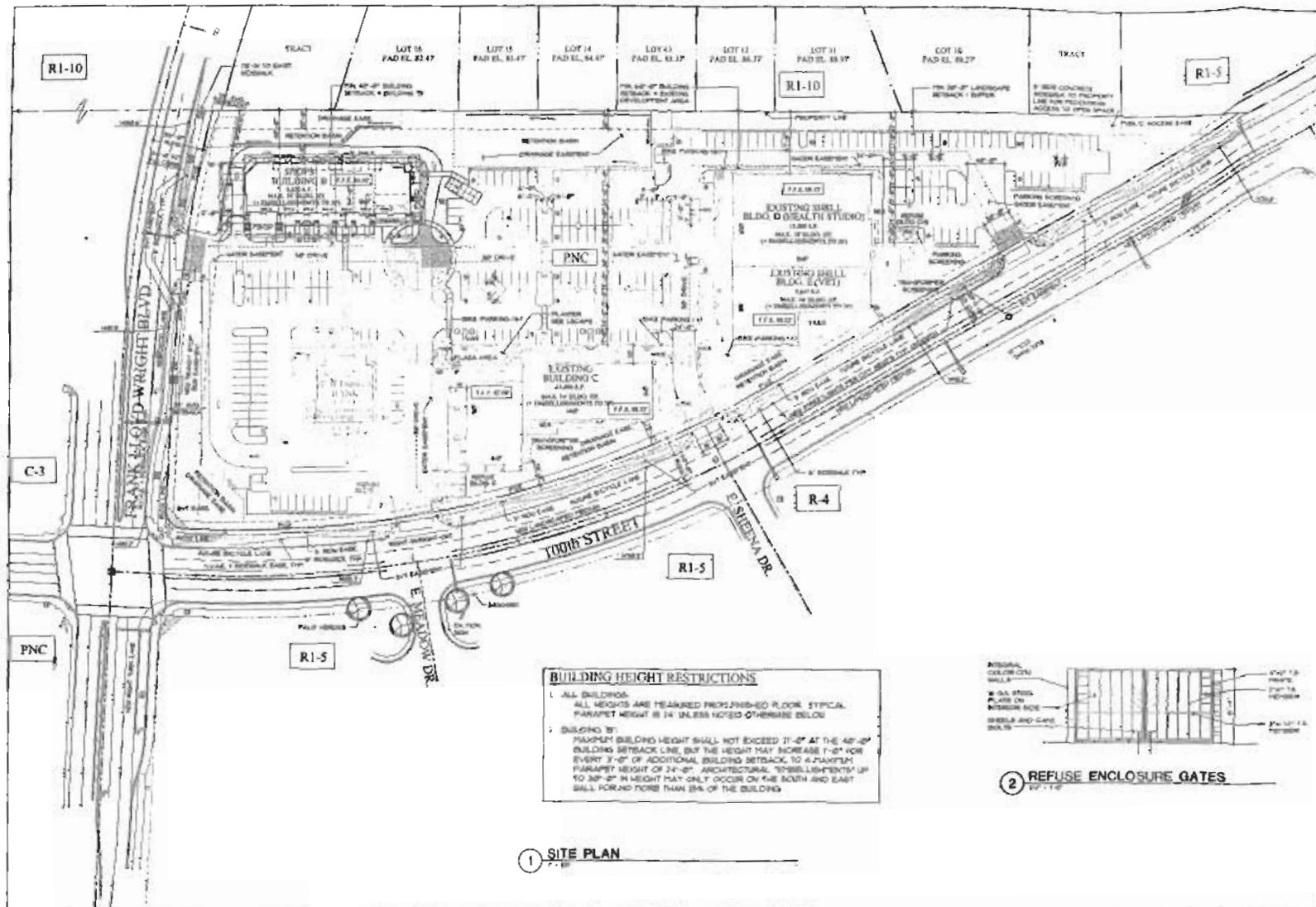
ATTACHMENT #2A



67-DR-2004#2

ATTACHMENT #3





BUILDING HEIGHT RESTRICTIONS

1. ALL BUILDINGS:
ALL HEIGHTS ARE MEASURED FROM FINISHED FLOOR. TYPICAL PARAPET HEIGHT IS 14' UNLESS NOTED OTHERWISE BELOW.

2. BUILDING B:
PARAPET BUILDING HEIGHT SHALL NOT EXCEED 17'-0" AT THE 40'-0" BUILDING SETBACK LINE, BUT THE HEIGHT MAY INCREASE 1'-0" FOR EVERY 3'-0" OF ADDITIONAL BUILDING SETBACK TO A MAXIMUM PARAPET HEIGHT OF 24'-0". ARCHITECTURAL "DOWNSPELTERS" UP TO 30'-0" IN HEIGHT MAY ONLY OCCUR ON THE SOUTH AND EAST WALLS FOR NO MORE THAN 25% OF THE BUILDING.



2 REFUSE ENCLOSURE GATES

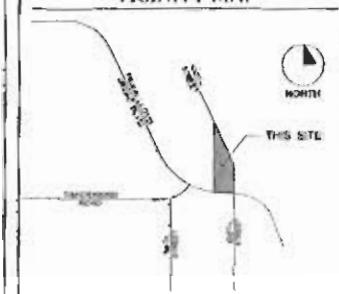
1 SITE PLAN



SITE DATA

TOTAL SITE AREA	30.00 S.F.	1.14 ACRES
TOTAL BUILDING AREA	50,000 S.F.	
% COVERAGE	5.0 %	
PARKING PROVIDED	311 SPACES	
PARKING RATIO	5.00 PER 1000	
BUILDING CALCULATION		
BUILDING A	4,200 S.F.	
BUILDING B	5,000 S.F.	
BUILDING C	12,000 S.F.	
BUILDING D	3,800 S.F. 4.41 (90%)	
BUILDING E	15,000 S.F.	
BUILDING F	9,000 S.F.	
PARKING CALCULATION		
AREA	4,200 PER 250 = 17 SPACES	
NO. TAXI	5,000 PER 400 = 12 SPACES	
RETAIL/RESTAURANT	12,000 PER 80 = 15 SPACES	
OFFICE/PUBLIC AREA	3,800 PER 250 = 15 SPACES	
VEHICLE STORAGE	15,000 PER 300 = 50 SPACES	
VEHICLE CLUB	9,000 PER 200 = 45 SPACES	
TOTAL REQUIRED PARKING		
REQUIRED PARKING	1 PER 10 = 30 SPACES	
PER C.D.S. 22.04A (2000)		

VICINITY MAP



BYNREE
DEVELOPMENT PARTNERS

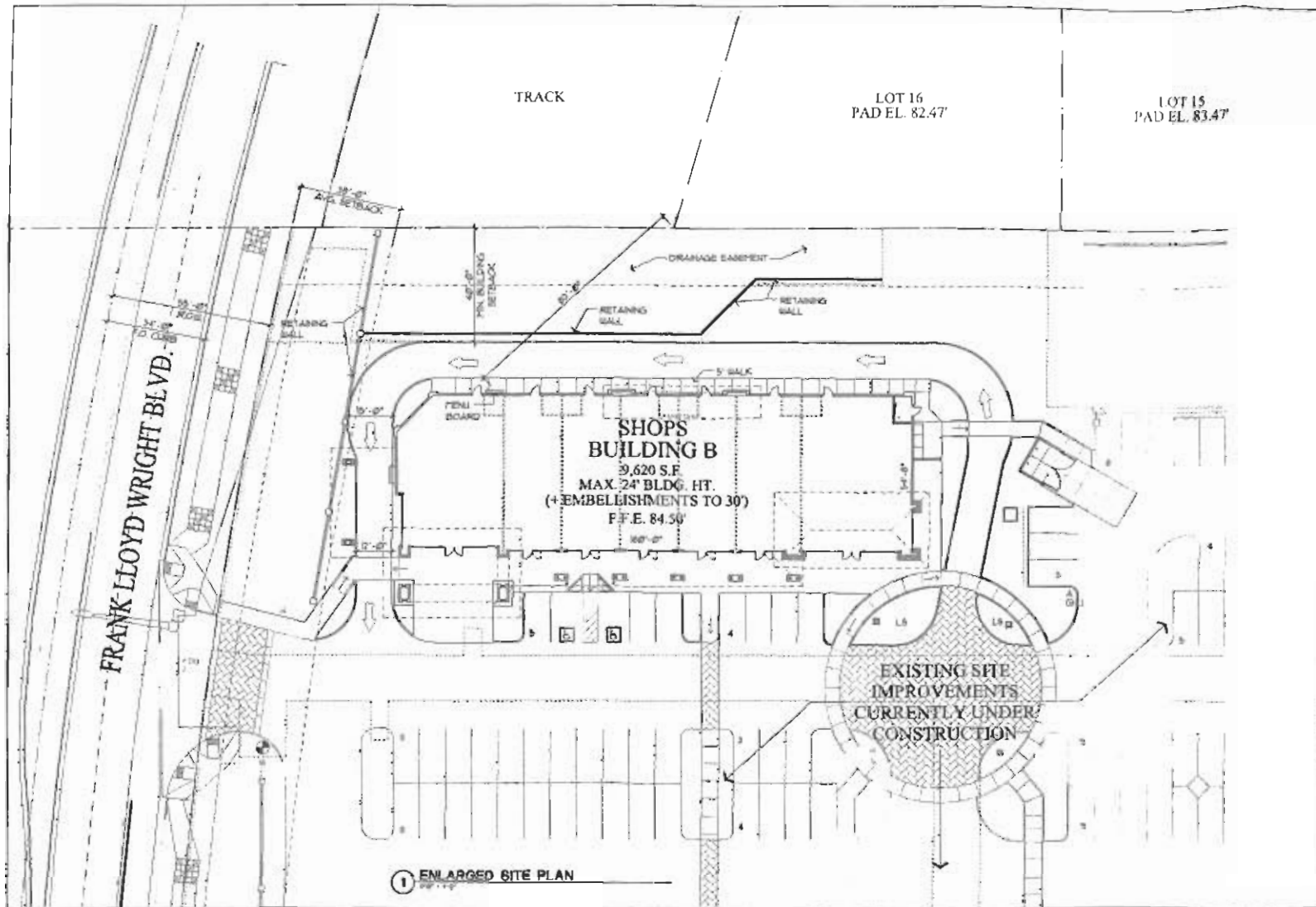
CENTENNIAL MARKETPLACE

100TH STREET AND FRANK LLOYD WRIGHT BOULEVARD
SCOTTSDALE, ARIZONA



Bdg
Butler Design Group
Architects & Planners
5555 East Van Buren St.
Suite 210
Phoenix, Arizona 85008
phone 602-967-1800
fax 602-967-7722

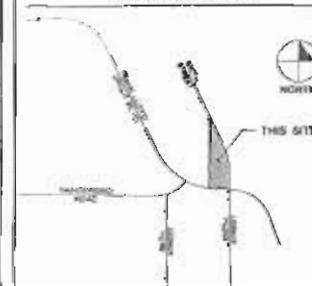
67-DR-2004#2
08/30/05



SITE DATA

TOTAL SITE AREA	30,000 S.F.	1.1 AC. APPROX.
TOTAL BUILDING AREA	40,000 S.F.	
% COVERAGE	5.10 %	
PARKING PROVIDED	311 SPACES	
PARKING RATIO	1.00 PER 1000	
BUILDING CALCULATION		
BLDG. W.	SHOP ONE	4,000 S.F.
BLDG. W.	RETAIL	6,000 S.F.
BLDG. C.	RETAIL	2,000 S.F.
	RESTAURANT	ALONG S.A.
	PUBLIC AREA	4,000 S.F. (AT 100% DENSITY)
BLDG. W.	DOES NOT INCLUDE PARKING AREA	
BLDG. W.	RETAIL	4,000 S.F.
BLDG. W.	RESTAURANT	4,000 S.F.
PARKING CALCULATION		
SPAC.	4,000 PER 100	47 SPACES
RETAIL	6,000 PER 100	30 SPACES
RESTAURANT	2,000 PER 100	10 SPACES
(PARKING PUBLIC AREA)	4,000 PER 100	14 SPACES
VE. CORRIDOR	5,000 PER 100	30 SPACES
FRANK W. CLUB	10,000 PER 100	70 SPACES
TOTAL REQUIRED PARKING		200 SPACES
BICYCLE PARKING REQUIRED PER 5.0 S.F. OF TOTAL AREA	4 PER 100	30 SPACES

VICINITY MAP



BYX BEE
DEVELOPMENT PARTNERS

CENTENNIAL MARKETPLACE

100TH STREET AND FRANK LLOYD WRIGHT BOULEVARD
SCOTTSDALE, ARIZONA



Bdg

Butler Design Group
Architects & Planners

2005 East Van Buren St.
Suite 216
Phoenix, Arizona 85008

phone 602-957-1800
fax 602-957-7122

67-DR-2004#2

08/30/05



PRELIMINARY PLANT PALETTE

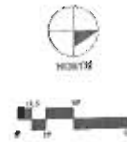
SHRUBS	SEEDLINGS
<ul style="list-style-type: none"> CECROPHIA HYBRID "DESERT MUSEUM" DESERT MUSEUM PALM VERDE DAUBENY "SUNSHINE" DAUBENY CECROPHIA FLORIDANA BLUE PALMVERDE 	<ul style="list-style-type: none"> LOW-BREAK, LINE CHARACTER 7' HIGH, 4" WIDE, 1.25" CAL. LOW-BREAK, LINE CHARACTER 10' HIGH, 4" WIDE, 1.25" CAL. LOW-BREAK, LINE CHARACTER 10' HIGH, 6" WIDE, 2.50" CAL.
<ul style="list-style-type: none"> 200000 MILKBERGIA CAPILLARIS RECAL WEST CATALPA MEXICANA MEXICAN BIRD OF PARADISE LEUCOPHYLLUM LAMINARIS "TINY'S LEGACY" TINY'S LEGACY SINUOSA CHIMENIS "YOKA" COMPACT JORDAN RUSSIA PENINSULARIS BAJA RUSSIA EREMOPHILA MACULATA VALENTINE BUSH 	<ul style="list-style-type: none"> 5 CAL. 12 QTY 5 CAL. 7 QTY 5 CAL. 75 QTY 5 CAL. 50 QTY 5 CAL. 18 QTY 5 CAL. 12 QTY
<ul style="list-style-type: none"> 200000 CECROPHIA CECROPHIA "SUNSHINE" NEW SHIP NEW GOLD CANTANA WEDDING TREES WEDDING ROSEMARYS "OPTIONALIS" "MURPHY'S EASY" DIARY ROSEMARY EREMOPHILA LARICIFOLIA "DESERT MUSEUM" TURPENTINE BUSH 	<ul style="list-style-type: none"> 4 CAL. 5' O.C. 4 CAL. 5' O.C. 4 CAL. 5' O.C. 4 CAL. 5' O.C. 4 CAL. 15 QTY

NATIVE PLANT MATERIAL

SHRUBS	SEEDLINGS
<ul style="list-style-type: none"> CECROPHIA CECROPHIA "SUNSHINE" NEW SHIP NEW GOLD CANTANA WEDDING TREES WEDDING ROSEMARYS "OPTIONALIS" "MURPHY'S EASY" DIARY ROSEMARY EREMOPHILA LARICIFOLIA "DESERT MUSEUM" TURPENTINE BUSH 	<ul style="list-style-type: none"> 4 CAL. 5' O.C. 4 CAL. 5' O.C. 4 CAL. 5' O.C. 4 CAL. 5' O.C. 4 CAL. 5' O.C. 4 CAL. 5' O.C. 4 CAL. 5' O.C. 4 CAL. 5' O.C. 4 CAL. 5' O.C.

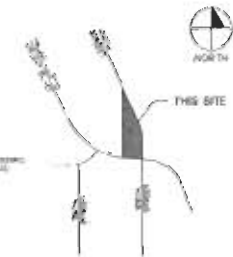


PLANTING PLAN
SCALE 1"=40'



SITE DATA

VICINITY MAP



BYXBEE

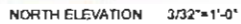
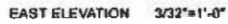
CENTENNIAL MARKETPLACE

100TH STREET AND FRANK LLOYD WRIGHT BOULEVARD
SCOTTSDALE, ARIZONA



Butler Design Group
Architects & Planners
5000 East Van Buren St.
Suite 200
Phoenix, Arizona 85008
Phone 602-957-0800
Fax 602-957-7968

67-DR-2004#2
08/30/05



- | | | |
|---|---|--|
|  |  | Western Block
O' Brown
Reddish with horizontal lines |
|  |  | Trendstone
Pebble Beach
Reddish with horizontal lines |
|  |  | Frazee
Sienna Sand
R1234 |
|  |  | Frazee
Autumn Wheat
R1240 |
|  |  | Frazee
Autumn Greens
R1333 |
|  |  | Frazee
Greek Olive
R4359 |
|  |  | Frazee
Tapestry
R1739 |
|  |  | Monier Lifetile
Charcoal Brown
Plain Concrete Tile |

CENTENNIAL MARKETPLACE

N.W.C. 100TH STREET & FRANK LLOYD WRIGHT
SCOTTSDALE, ARIZONA

54172

09/21/05

BYX BEE
Beverages of America

ATTACHMENT #7



September 27, 2005

Mr. Tim Curtis
City of Scottsdale
7447 E. Indian School Road, Suite 105
Scottsdale, AZ 85251
tcurtis@scottsdaleaz.gov

RE: 67-DR-2004 #2 SHOPS "B" / CENTENNIAL MARKETPLACE

Dear Mr. Curtis,

For the record my name is Michael O'Hearn. I reside at 9758 E. Friess Drive Scottsdale, AZ 85260.

I am wholly supportive of the project and filings that have gone before City Council, Planning Commission and the Development Review Board over the past number of years. This latest filing for **67-DR-2004 #2** would seem to be totally consistent with the approved site plan and zoning allowing for prospective tenants for coffee and restaurant use.

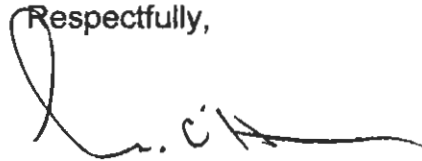
Upon review of this particular case, I am comfortable as a nearby resident in the community, that it meets the scope and nature of the previously approved use, scale, design color treatments and other improvements that are currently underway with this project.

Any ability on the City's part to expedite this filing, I believe, will help greatly to minimize any and all disruption to our neighborhood. Not to mention that I am pleased to have learned of the prospective new tenant, Brand Partners (dba: Illy Caffè). The addition of this quality tenant to our marketplace will offer a new and very appealing alternative to existing entities similar in nature.

Therefore, it is my request that **67-DR-2004 #2 SHOPS "B" / CENTENNIAL MARKETPLACE** be expedited to the Development Review Board agenda at the City's earliest available hearing date. Again, it is my belief that in doing so, this piece of the project will be on track with the existing approvals, now underway.

The neighborhood close by will be better off for having done so with respect to the minimal disruption and we will be left with a very much desired new product otherwise not currently available in the marketplace.

Respectfully,

A handwritten signature in black ink, appearing to read "M. O'Hearn", with a long horizontal flourish extending to the right.

Michael O'Hearn
Homeowner
9758 E. Friess Drive
Scottsdale, AZ 85260

pc: Mr. Charles Byxbee
Byxbee Development Partners

Curtis, Tim

From: Michael Havard [mhavard1@cox.net]
Sent: Thursday, September 29, 2005 12:44 PM
To: Tim Curtis
Subject: Support of DR Case #67-DR-2004#2 for Centennial Marketplace

I would like to express my full support for the building and subsequent operation of the Illy Caffè at the Northwest Corner of Frank Lloyd Wright Blvd. and 100th Street. I have lived approximately 1/4 mile southeast of this location for the last 18 years and feel strongly that it will be an excellent use for this formerly vacant tract. It will also be a welcome addition for people in the area to enjoy without requiring the use of an automobile to drive in order to avail of its services. This is becoming increasingly rare in Scottsdale for primarily single family home areas.

I might also add that as a current (and long time) customer of Chase Bank (formerly Bank One), the addition of a branch at this location within easy walking distance, further enhances the ease of useability by nearby residences such as myself of services afforded by this location.

Sincerely,
Michael Havard
13286 N. 101st St.
Scottsdale, Az 85260-7228
480-860-9386

09/29/2005

Curtis, Tim

From: John Groh [john@grohteam.phxcoxmail.com]
Sent: Sunday, September 25, 2005 10:31 AM
To: tcurtis@scottsdaleaz.gov
Subject: Centennial Marketplace, Case #67-DR-2004#2

Hi Tim,

Centennial Marketplace is seeking expedited Design Review/Building Permit Process in Design Review Case #67-DR-2004#2. I strongly support expediting this process.

Illy Caffe wants to open in the Spring of 2006 as a neighborhood coffee center in Centennial Marketplace. The contractor is now on site and can complete the necessary structure if a start occurs on or before January 1, 2006, so it makes good, common sense to expedite the review and get the construction underway as soon as possible.

As a neighbor of the center, I want the construction process done as soon as possible, including space for Illy Caffe.

I hope that the expedited Design Review/Building Permit Process is completed as soon as possible, and I ask for your cooperation.

**John Groh, Ph.D.
President, Board of Costa Verde HOA**

09/26/2005

67-DR-2004#2

September 7, 2005

HAND DELIVERED CITY HALL KIVA
3939 N. Drinkwater Boulevard
Scottsdale, Arizona 85251

City of Scottsdale:

Honorable Mary Manross, Mayor
Mr. David Roderique, Manager Economic Vitality
Mr. Tim Curtis, AICP Staff Coordinator

RE: 67-DR-2004 # 2 SHOPS "B" @ CENTENNIAL MARKETPLACE

Greetings:

For the record my name is Mark Ortega, President of the Aviara Homeowners Association. Aviara is one of the communities that lie directly east of Centennial Marketplace. I reside at 10011 E. Sheena Drive Scottsdale, Arizona 85260.

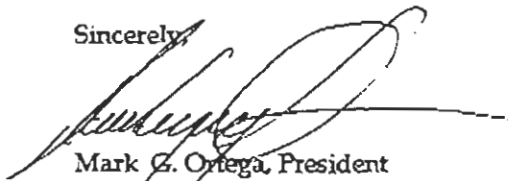
I've been wholly supportive of entitled project and all of the prior filings before City Counsel, Planning Commission and Development Review Board for nearly two years. This recent filing 67-DR-2004 #2 is completely consistent with APPROVED site plan and zoning allowing Prospective Tenants for Coffee and Restaurant uses.

I have reviewed the above referenced filing and find it wholly consistent with the scope and nature of previously approved uses, scale, design, colors and improvements now underway at Centennial Marketplace.

It is most important to me and the adjacent community that expediting this filing will minimize disruption to the neighborhood by allowing SINGLE PHASE construction of the entire center.

Therefore, I hereby respectfully request that 67-DR-2004 # 2 "SHOPS "B" @ CENTENNIAL MARKETPLACE" be expedited to the Development Review Board agenda "calendar" at the city's earliest possible hearing date so as to expedite construction of this building paralleling construction with existing approvals, now underway. Thereby minimizing neighborhood disruptions and ushering in much allowed and desired uses in a single phase.

Sincerely,



Mark G. Ortega, President
Aviara Homeowners Association
10011 E. Sheena Drive
Scottsdale, Arizona 85260
602-803-0144

cc: Charles Byxbee
Byxbee Development Partners

Dis Dave
Cory
Tina
HKS

**THE FIRE ORDINANCE REQUIREMENTS
WERE NOT AVAILABLE AT TIME OF
PACKET PRINTING.**

Stipulations for Case: Shops “B” @ Centennial Marketplace Case 67-DR-2004#2

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Butler Design Group, Inc. with a date by City staff of 9/21/2005.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Butler Design Group Architects and Planner with a date by City staff of 8/30/2005.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Butler Design Group Architects and Planners with a date by City staff of 8/30/05.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plans submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth. The amount of recess shall be measured from the face of the exterior wall.
4. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
5. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
6. Any exterior conduit and raceways shall be painted to match the building.
7. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
8. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
9. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture and shall be similar to the enclosures approved in the original approval (Case 67-DR-2004).
10. Dooley wall fencing shall not be allowed.

ATTACHMENT B

11. All walls shall match the architectural color, materials and finish of the building(s).
12. Patio fences shall be decoratively designed similar to the wrought iron fences approved in the original approval (Case 67-DR-2004), to the satisfaction of the Project Coordination Manager.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

13. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting.
14. The individual luminaire lamp shall not exceed 250 watts.
15. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 18 feet.
16. All exterior light poles, pole fixtures, and yokes, shall be a flat black or dark bronze.
17. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site shall not exceed 2.0 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
- d. Pedestrian lighting shall be provided at the pedestrian nodes at the northeast corner of the pad, consistent with those approved in the original approval (Case 67-DR-2004).

Building Mounted Lighting:

- e. Building mounted lighting shall not exceed twelve (12) feet in height measured from finished grade to the fixture lens.
- f. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
- g. Wall mounted luminaires shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.
- h. The maintained average horizontal illuminance at grade at the storefront entries including any spill light from store interior shall not exceed the maintained average horizontal illuminance level at grade of (5) foot-candles. The maintained maximum horizontal illuminance level at grade along the storefront entries shall not exceed fifteen (15) foot-candles.

Drive-through Canopy Lighting

- i. The maintained average horizontal illuminance level below the drive-through canopy shall not exceed 2.0 foot-candles, with a maximum of 8.0, measured at grade. Any in-canopy lighting fixtures shall be recessed within the canopy or shielded from view.

VEHICULAR AND BICYCLE PARKING:**DRB Stipulations**

18. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

Ordinance

- A. *With the final plans submittal, the developer shall submit a detailed parking analysis/projections for the entire Centennial Marketplace center (all phases).*

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

19. No exterior vending or display shall be allowed without separate screening plan approval.
20. Flagpoles, if provided, shall be one piece, conical, and tapered.
21. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.
22. No signage shall be installed along the west building elevations per case 61-ZN-1982#2. All signage requires separate submittals and permits.

RELEVANT CASES:

Ordinance

- B. *At the time of review, the applicable zoning and DRB case(s) for the subject pad were: 61-ZN-1982#2, 67-DR-2004, 100-SA-2005, and 155-SA-2005.*

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

23. Conceptual Grading and Drainage Plan, dated 8/31/05, prepared by Hunter Engineering, P.C., dated 9/7/05 by City Staff.
24. Final Drainage Report for Centennial Marketplace, dated March 2005, prepared by Hunter Engineering, P.C., dated 9/7/05 by City Staff.
25. Site Plan, dated 8/30/05, prepared by Butler Design Group, dated 8/30/05 by City Staff.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

26. A final report for the proposed improvement shall be submitted that demonstrates consistency with the Final Drainage Report for Centennial Marketplace. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
27. On-site stormwater storage requirement has been provided by the overall development of Centennial Marketplace. Any changes to the retention basin volumes shall require a plan review approval.

Ordinance

- C. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- D. Underground Stormwater Storage:
 - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not permitted.

DRB Stipulations

28. Driveways constructed under Centennial Marketplace improvement plans provide access to the site. No new driveway is permitted with the proposed improvement.

INTERNAL CIRCULATION:

DRB Stipulations

29. The developer shall provide a minimum parking-aisle width of 24 feet.
30. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
31. The developer shall provide a pedestrian connection from at least one side of the existing driveway on Frank Lloyd Wright Boulevard.

Ordinance

- E. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

DRB Stipulations

32. Sight distance easements shall be dedicated over sight distance triangles.

- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
- b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and

33. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

F. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

G. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

REFUSE:

DRB Stipulations

34. One refuse enclosure is required for the proposed development. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single enclosures and #2147-1 for double enclosures.

35. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

H. Refuse enclosures are required as follows, unless otherwise determined by the City Sanitation Division:

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.

I. Underground vault-type containers are not allowed.

J. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

K. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

36. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
- b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:**DRB Stipulations****Ordinance**

L. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

37. On-site sanitary sewer shall be privately owned and maintained.

Service Connections to the Main.

38. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

LOCATION & CLEARANCE.

M. Privately owned sanitary sewer shall not run parallel within the waterline easement.

CONSTRUCTION REQUIREMENTS**DRB Stipulations**

As-Built Plans.

39. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.

- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

N. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]